

PB# 97-2

SUN OIL Co.

9-1-87.2 & 93

Approved 2/25/97

WINDSOR - Carbonless - 51642-WCL Duplicate - 51644-WCL Tripartite

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

MADE IN U.S.A.
© William Jones, 1989

DATE 1-17-97 RECEIPT NUMBER 97-2
 RECEIVED FROM R. J. Guenera, Inc.
 Address P.O. Box 820 - Carmel, N.Y. 10512
Three Hundred 00/100 DOLLARS \$300.00
 FOR Escrow - P.B. #97-2

ACCOUNT	HOW PAID
BEGINNING BALANCE	300 00
AMOUNT PAID	300 00
BALANCE DUE	0 -
	CASH
	CHECK #09080
	MONEY ORDER

BY S. Zappala
Nancy Marie Lory

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12553

General Receipt

16090

Received from R. J. Guenera, Inc. \$ 50.00

Fifty 00/100 DOLLARS

For Planning Board #97-2 Application

DISTRIBUTION:

FUND	CODE	AMOUNT
CR # 9079		50.00

By Dorothy H. Hansen

Town Clerk

TITLE

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12553

General Receipt

16145

Received from R. J. Guenera, Inc. \$ 100.00

One Hundred 00/100 DOLLARS

For P.B. #97-2

DISTRIBUTION:

FUND	CODE	AMOUNT
CR # 9081		100.00

By Dorothy H. Hansen

Town Clerk

TITLE

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12553

General Receipt

16090

Jan. 17 1997

Received from R. J. Guenera, Inc. \$ 50.00

Fifty 00/100 DOLLARS

For Planning Board # 97-2 Application

DISTRIBUTION:

FUND	CODE	AMOUNT
CR # 9079		50.00

By Dorothy H. Hansen

Town Clerk

TITLE

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12553

General Receipt

16145

Feb. 20 1997

Received from R. J. Guenera, Inc \$ 100.00

One Hundred 00/100 DOLLARS

For P.B. # 97-2

DISTRIBUTION:

FUND	CODE	AMOUNT
CR # 9081		100.00

By Dorothy H. Hansen

Town Clerk

TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

2/20/97
eng. fee

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/06/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 97-2

NAME: SUN COMPANY - LANDS OF - LOT LINE CHANGE
APPLICANT: SUN COMPANY, INC.

---DATE---	DESCRIPTION-----	TRANS	---AMT-CHG	---AMT-PAID	---BAL-DUE
01/16/97	REC. CK. #09080	PAID		300.00	
01/22/97	P.B. ATTY. FEE	CHG	35.00		
01/22/97	P.B. MINUTES	CHG	36.00		
02/24/97	P.B. ENGINEER FEE	CHG	104.00		
02/25/97	RET. TO APPLICANT	CHG	125.00		
		TOTAL:	300.00	300.00	0.00

L.R. 3/6/97

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/06/97

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd
A [Disap, Appr

FOR PROJECT NUMBER: 97-2

NAME: SUN COMPANY - LANDS OF - LOT LINE CHANGE
APPLICANT: SUN COMPANY, INC.

---DATE---	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/25/97	PLANS STAMPED	APPROVED
01/22/97	P.B. APPEARANCE	LA:ND WVE. PH APPR
01/15/97	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/06/97

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 97-2

NAME: SUN COMPANY - LANDS OF - LOT LINE CHANGE
APPLICANT: SUN COMPANY, INC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	01/16/97	MUNICIPAL HIGHWAY	01/20/97	APPROVED
ORIG	01/16/97	MUNICIPAL WATER	01/21/97	APPROVED
ORIG	01/16/97	MUNICIPAL SEWER	/ /	
ORIG	01/16/97	MUNICIPAL FIRE	01/22/97	APPROVED
		. P.B. SHOULD QUESTION THE POSSIBLE INTERCONNECTION OF THE		
		. VAPOR RECOVERY UNIT STRUCTURE AND THE OIL/WATER SEPARATOR		
		. VAULT ON THE TWO PROPOSED PARCELS.		

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/06/97

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 97-2

NAME: SUN COMPANY - LANDS OF - LOT LINE CHANGE
APPLICANT: SUN COMPANY, INC.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	01/16/97	EAF SUBMITTED	01/16/97	WITH APPLICATION
ORIG	01/16/97	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	01/16/97	LEAD AGENCY DECLARED	01/22/97	TOOK LEAD AGENCY
ORIG	01/16/97	REQUEST FOR INFORMATION	/ /	
ORIG	01/16/97	DECLARATION (POS/NEG)	01/22/97	DECL. NEG. DEC

REGULAR ITEMS:

SUN OIL COMPANY

Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. SHAW: We have before you tonight a lot line change for Sun Co., Inc. It's on the east side of River Road. It is just a little bit north of the Lightron site and I think maybe the most familiar site is this building which is now used to be Exxon terminal. What we have are really two parcels of land, we have a parcel and I'm indicating it on the drawing which goes with the existing terminal, again, the owner is Sun Company and then the second parcel is that portion which is to the north and extends to the east and to the rear of the first parcel. So we have an odd shaped configuration. This is used by Sun Company again fuel storage tanks, Sun Company, the parcel to the north is occupied by R. J. Guerrera, they are a trucking outfit which transports fuel oil and supplements the trucks for Sun and other fuel companies on the river. We're proposing a lot line change where the portion of that lot to the north creates its own identity and that will be purchased by R. J. Guerrera and their operation will continue out of this northerly portion. This easterly portion which runs with the portion that is occupied by Guerrera will now merge with the terminal, so now on one piece of land, we'll have the terminal and we'll have the fuel tanks that will be one lot. The northerly lot will be that which is occupied by R. J. Guerrera to which they'll be taking title to within a month.

MR. PETRO: Where is the lot line that you are removing?

MR. SHAW: Just following that, Mr. Chairman, in this fashion.

MR. LANDER: This bold line is the new one.

MR. DUBALDI: Also the line over to the left is going to be removed as well.

MR. SHAW: Correct, this small 8,000 square foot parcel again owned by Sun Company is going to merge with that parcel to the north so that lot line which separates the two will be extinguished.

MR. LANDER: Now, Mr. Shaw, where are they going to, where is the entrance going to be for this, let's call it lot 1 or lot 2, lot 1?

MR. SHAW: I have it designated as 1 and 2 but if we call it the northerly lot, the entrance is going to remain as the existing entrance, we're not proposing any new entrance at this time, we're going to utilize the entrance that is currently there.

MR. LANDER: Is there any curbs there?

MR. SHAW: No.

MR. LANDER: But on the southerly lot there is?

MR. SHAW: Correct.

MR. LUCAS: This is the, that is more of a newer building, right?

MR. SHAW: Correct.

MR. LANDER: You're correcting a bad situation, but that lot the way that lot line is laid out.

MR. SHAW: Again, I'm sure it goes back many years.

MR. LANDER: Now, who's oil water separator vault is that, is that for this outfit here?

MR. SHAW: Yes, that is for Sun Company, we spent a good amount of time.

MR. LANDER: Sun Company is the southerly lot?

MR. SHAW: Sun Company owns everything as of right now they'll own the southerly lot and that which extends back to ConRail, with this portion being conveyed to R.

J. Guerrero and that oil water separator is piped in this and is part of Sun Company's operation.

MR. LUCAS: Guerrero doesn't need it?

MR. SHAW: No, not at all. In fact, Guerrero tells me once they take title to the property, the existing fuel racks coming down, the vapor recovery unit is going to be removed because that is not part of their operation but for now, it's easier just to leave it on the drawing because it's a lot of changes.

MR. PETRO: Oil water separator vault is that a building?

MR. SHAW: No, this is a concrete chamber.

MR. PETRO: So we don't have to worry about a setback from there Mark?

MR. EDSALL: That is correct.

MR. LUCAS: It's a pit, it's below grade.

MR. PETRO: Now, vapor recovery unit structure which is part of that unit is on--

MR. SHAW: No, it's not part of that unit.

MR. PETRO: They are not connected there?

MR. SHAW: No, they are not. At the workshop session that was brought up by the fire inspector and I left that workshop session afterwards and went down to Sun Company and talked to their terminal manager and they are not interconnected.

MR. PETRO: One has nothing to do with the other.

MR. SHAW: No.

MR. STENT: What's the line going from there to the other building, Greg, from the vapor recovery?

MR. SHAW: That is continuation of this edge of

pavement, that is all that is. Again, it continues through here.

MR. PETRO: Also, Greg, you're saying that you are going to remove the vapor recovery unit structure anyway?

MR. SHAW: Correct, that and the fuel loading rack which is in the front of the property that is coming out.

MR. LANDER: We have got a shed ten foot off the line, what does that do?

MR. SHAW: I'm not sure what it does with respect to the operation of Sun Company. I think it has some equipment in it at the workshop session, we should have viewed it as an accessory structure, we have to keep a ten foot setback, that is how we established that line with that ten foot distance off it and I may add one other point? Generating the bulk table and creating this lot line realignment we had to make sure that that parcel which is presently occupied and will be opened by R. J. Guerrera complied with zoning with simply this if there was an 80,000 square foot use, we didn't want to create a lot that was 40,000, I reviewed that situation with your building inspector months ago and I have submitted correspondence to the board where we pretty much concur that as they use this site as a permitted use that is reflected properly on the bulk table.

MR. LANDER: So they are going to use the north lot is going to use the parking lot that they have been using for years, that is that little piece where the line's going to be changed again so Sun Company that is their parking lot or are they going to park here.

MR. SHAW: I'm not sure how their operation, what I think is going to happen at some point in time, any time you take over title to a building you're going to propose some improvements and I have already discussed with them they have this big beautiful lawn back here if you want to create that into a parking lot maybe access River Road in another location we'd have to

return to this board for site plan approval.

MR. LUCAS: Is there any movement between the two lots after we do the line change?

MR. SHAW: No, they are going to install a chain link fence, Sun Company wants to install a chain link fence along the property line.

MR. LUCAS: For them to enter the property, they have to come out on the north and swing back in.

MR. SHAW: For who?

MR. LUCAS: These people load up on this dock?

MR. SHAW: No, if they were, yes, they would have to come out on River Road and come back in, I don't believe that there's, while there's chain link fence gates here right now, I believe they are going to be removed and new chain link fence is going to be installed along the property line. They just don't haul for Sun Company, they haul for many of the fuel oil companies on River Road.

MR. STENT: There's curbing on this parcel?

MR. SHAW: Correct.

MR. STENT: Just pulls in?

MR. SHAW: It's an edge of pavement with semi shoulder and then dirt and gravel. After that--

MR. DUBALDI: I make a motion we assume lead agency under the SEQRA process.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Sun Company Inc. lot line change on River Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. LANDER: Mr. Chairman, I make a motion that we waive public hearing.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the Sun Company Inc. lot line change on River Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. LANDER: Mark, you made mention to be depicted on plan as well?

MR. EDSALL: I had spoken to Greg about that earlier today, there's some numbers on the bulk table that show the actual setback locations for buildings as they currently exist, one of which is a non-conforming condition, an existing non-conforming condition, I'm suggesting to Greg that on the actual plan, he shows where that dimension is taken, just so it is on the record, but that is a minor correction, I think just on the final plan we should have that.

MR. DUBALDI: Seeing this is only a lot line change, Mr. Chairman, I make a motion we declare negative dec under the SEQRA process.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Sun Company Inc. lot line change on River Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. LUCAS: Motion we approve the lot line change for the Sun Oil Company?

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board give final approval to the Sun Company Inc. lot line change on River Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. EDSALL: One thing we might want to get on the record while he's still here, I believe Mr. Shaw indicated that they may look to realign some fences pursuant to this lot line change, rather than ask the question at the workshop, I will pose it to the board now, do you see any need for a site plan application for relocating fences or can we go on the record saying that that will not be needed?

MR. PETRO: Along the property lines?

MR. SHAW: Yes.

MR. PETRO: No, I think it's the building department, if it's over six feet, under six feet?

MR. EDSALL: In many cases, the board considers installation of fences a modification to the site plan but I'm just looking on this one being that you just are looking to change it to match lot lines and a line what was described that you can go on the record saying we don't need an application as long as there's a proper permit application to the building inspector.

MR. LUCAS: But most of the fence is there anyway.

MR. SHAW: Yeah, there's a fence.

MR. EDSALL: Exactly what I am trying to go on the record saying.

MR. SHAW: There's a fence separating the two parcels physically just going to make a new alignment.

MR. LANDER: I have no problem with that.

RESULTS OF P.E. MEETING

DATE: January 22, 1997

PROJECT NAME: Sun Oil Lot Line Chg. PROJECT NUMBER 97-2

LEAD AGENCY:

* NEGATIVE DEC:

M) D S) S VOTE: A 5 N 0

* M) D S) LN VOTE: A 5 N 0

CARRIED: YES ✓ NO

* CARRIED: YES: ✓ NO

PUBLIC HEARING: M) LN S) LN VOTE: A 5 N 0

WAIVED: YES ✓ NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.E.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) LN S) LN VOTE: A 5 N 0 APPROVED: 1-22-97

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Line between the units is pavement - Vault to be removed

Bulk table - demension should be shown

Fences are not subject to Site Plan change



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: SUN COMPANY INC. LOT LINE CHANGE
PROJECT LOCATION: RIVER ROAD
SECTION 9-BLOCK 1-LOTS 87.2 AND 93
PROJECT NUMBER: 97-2
DATE: 22 JANUARY 1997
DESCRIPTION: THE APPLICATION INVOLVES A LOT LINE CHANGE FOR
PROPERTIES AT THE SUN OIL COMPANY FACILITY AND
GUERRERA TRUCKING FACILITY ON RIVER ROAD.

1. The Application proposes a new property line just to the south of the existing Guerrero office and garages at the north end of the application site. The lot line between the fuel storage tanks and the front area of Sun Oil is proposed to be extinguished as part of the formation of the new lot line.

In addition, an existing lot line for a parcel at the north corner of the property is to be extinguished, with that area to be added to the parcel used by Guerrero.

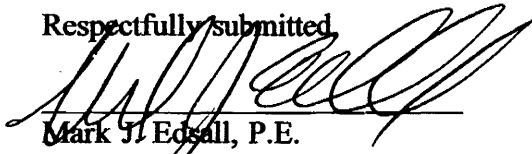
2. The overall site involves existing uses which are not being changed as part of the application. As such, no site plan application is involved; however, it must be determined that the revised lots for the individual uses continue to comply with the bulk requirements for the zone. The Applicant's Surveyor has documented conformance on the plan in the "Zoning Schedule". It is recommended, however, that the pertinent dimensions be depicted on the plan, as well.
3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: SUN COMPANY INC. LOT LINE CHANGE
PROJECT LOCATION: RIVER ROAD
SECTION 9-BLOCK 1-LOTS 87.2 AND 93
PROJECT NUMBER: 97-2
DATE: 22 JANUARY 1997

4. The Planning Board should determine if a **Public Hearing** will be necessary for this **lot line change**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
5. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
6. At this time, I am aware of no reason why this application could not be approved, subject to the minor addition requested above.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:SUNCO.mk



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

97 - 2

DATE PLAN RECEIVED:

RECEIVED JAN 16 1997

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Sun Oil Co. Inc. Rth has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~

This Property is being Fed by town water
Call for further info.

HIGHWAY SUPERINTENDENT DATE

Steve D.D.O. C.A.M. 1-21-77

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

Shaw Engineering

97 - 2
Consulting Engineers

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
[914] 561-3695

May 30, 1996

Building Department
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12553

Att: Michael Babcock, Building Inspector

Re: Guerrero Trucking, Inc.
45 River Road

Dear Mr. Babcock:

Please consider this correspondence a written confirmation of our telephone conversations today regarding the operation of Guerrero Trucking, Inc. located at 45 River Road. Specifically, Guerrero Trucking occupies the northerly portion of property described as Tax Map Section 9, Block 1, Lot 87.2.

The subject property is owned by Sun Company, Inc. and was formerly used as a truck transfer terminal involving aboveground bulk storage of oil and gas. This is a permitted use in the PI Zone along River Road. Guerrero Trucking has occupied this portion of the property including its building for the past few years and is considering the purchase of the northerly portion of the lot after approval of a Lot Line Change between adjacent parcels of Sun Company, Inc.

The primary issue discussed in our conversations was whether a Use Variance and Site Plan Approval was necessary in order for Guerrero Trucking to operate at that site. In conversations between this writer and Guerrero Trucking, I was informed that Guerrero Trucking hauls gasoline and other distillates for companies such as Mobil Oil, Sunoco Oil and Mid-Valley Petroleum. Should the oil company's trucks not be able to satisfy the demand of its customers, Guerrero's trucks would leave the River Road site to be filled at the oil company's bulk storage facility after which they would deliver the product to its destination. At the end of the day the trucks would return to the River Road site.

At the facility only light maintenance and preventative maintenance is performed, and any major mechanical work is performed off-site. Proposed removals at the facility by Guerrero Trucking include the underground storage tanks and fuel loading rack. No site improvements are anticipated at this time.

Building Department (Cont'd)

-2-

May 30, 1996

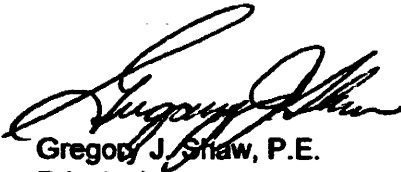
In summary, the result of our conversations was that based upon the review of the above information you determined that Guerra Trucking could continue to operate at this site without having to obtain a Use Variance or Site Plan Approval.

If you concur with the subject matter presented above, would you please acknowledge same in writing to this office.

Thank you for your cooperation in this matter.

Very truly yours,

SHAW ENGINEERING



Gregory J. Shaw, P.E.
Principal

GJS:mmv

cc: Dorothy Mancuso, Guerra Trucking, Inc.
James R. Loeb, Esq.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

97 - 2

RECEIVED

JUN 06 1996

SHAW ENGINEERING

June 4, 1996

Shaw Engineering
744 Broadway
P.O. Box 2569
Newburgh, N.Y. 12550

Re: Guerrera Trucking, Inc., 45 River Road

Dear Mr. Shaw:

As per our telephone conversations and your letter dated May 30, 1996.

It is this writers opinion that there is no change of use or any site improvements. Therefore, there is no requirement for a Use Variance or Site Plan approval.

If you should have any further questions regarding the above, please do not hesitate to contact me at 563-4618.

Very truly yours,

Michael Babcock
Building Inspector
Town of New Windsor

MB/lbm

Att. 1

MEMO

To: Town Planning Board

From: Town Fire Inspector

Subject: Sun Company Lot Line Change

Date: 22 January 1997

Planning Board Reference Number: PB-97-2

Dated: 10 January 1997

Fire Prevention Reference Number: FPS-97-003

A review of the above referenced subject lot line change was conducted on 17 January 1997.

For fire prevention purposes, this plan is acceptable, however, I believe the Planning Board should question the possible interconnection of the vapor recovery unit structure and the oil / water separator vault on the two (2) proposed parcels.

Plans Dated: 13 January 1997



Robert F. Rodgers, C.C.A.

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

JAN 17 1997

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER: 97 - 2

DATE PLAN RECEIVED: RECEIVED JAN 16 1997

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been

reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason _____

W. James Sullivan 1/20/97
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

1-3 ✓
**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF

New Windsor

P/B # _____

WORK SESSION DATE:

15 Jan 97

APPLICANT RESUB.
REQUIRED:

Full App

REAPPEARANCE AT W/S REQUESTED:

No

PROJECT NAME:

Sun Co.

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT:

Greg Shaw

MUNIC REPS PRESENT: BLDG INSP. out around

FIRE INSP. X

ENGINEER X

PLANNER _____

P/B CHMN. _____

OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Mike B letter re use OK
- 4 change 2 exist's sun parcels (2 lines modif)
(for follow up sale to Guerra)
- Guerra A-16 Sun B-4 for PI
- exist entrance to sewer to 9-1-8712
- "pre-exist non-conf"
- of water sep tied into upper roadway (diff lots now, same, right?)



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

RECEIVED 97-2
JAN 16 1997

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

1. TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Chg. X Site Plan _____ Spec. Permit _____

1. Name of Project Lot Line Change - Lands Of Sun Company, Inc. (RSM)

2. Name of Applicant Sun Company, Inc. (RSM) Phone (215) 977-3051

Address 1801 Market St., Philadelphia, PA 19103
(Street No. & Name) (Post Office) (State) (zip)

3. Owner of Record Same As Applicant Phone _____

Address _____
(Street No. & Name) (Post Office) (State) (zip)

4. Person Preparing Plan Gregory J. Shaw, P.E.

Address 744 Broadway, Newburgh, N.Y. 12550
(Street No. & Name) (Post Office) (State) (zip)

5. Attorney _____ Phone _____

Address _____
(Street No. & Name) (Post Office) (State) (zip)

6. Person to be notified to represent applicant at Planning Board Meeting Gregory J. Shaw, P.E. Phone 561-3695
(Name)

7. Project Location: On the east side of River Road
2,500 feet south of Walsh Road
(direction) (street)
3.53 S 2.08

8. Project Data: Acreage of Parcel _____ Zone PI,
School Dist. Newburgh Consolidated

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y _____ N X

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 9 Block 1 Lot 87.2 S 93
11. General Description of Project: Lot Line Change between two
parcels of land on the east side of River Road owned by Sun Company, Inc.
(RSM)
12. Has the Zoning Board of Appeals granted any variances for this property? yes ☒ no.
13. Has a Special Permit previously been granted for this property? yes ☒ no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

7th day of JANUARY 1997

E. H. Bailey
Applicant's Signature

Daniel Roy Muff, Jr.
Notary Public

Notarial Seal
Daniel Roy Muff, Jr., Notary Public
Philadelphia, Philadelphia County
My Commission Expires March 16, 1998
Member, Pennsylvania Association of Notaries

TOWN USE ONLY:

RECEIVED JAN 16 1997

Date Application Received

97 - 2
Application Number

"XX"

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Sun Company, Inc. (RSM), it
(Applicant) deposes and says that ~~he~~
conducts business 1801 Market St., Philadelphia, PA 19103
~~resides~~ at (Applicant's Address)
in the County of Philadelphia
and State of Pennsylvania
and that ~~he~~ ^{it} is the applicant for the Lot Line Change - Lands OF Sun Company,
(RSM)

(Project Name and Description)

which is the premises described in the foregoing application and
that he has authorized Gregory J. Shaw, P.E.
(Professional Representative)

to make the foregoing application as described therein.

Date: 1/7/97

E. H. S. Soley
(Owner's Signature)

Daniel R. Muff
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

If Applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. X Environmental Assessment Statement
- *2. X Proxy Statement
3. X Application Fees
4. X Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. X Name and address of Applicant.
- *2. X Name and address of Owner.
3. X Subdivision name and location.
4. X Tax Map Data (Section-Block-Lot).
5. X Location Map at a scale of 1" = 2,000 ft.
6. X Zoning table showing what is required in the particular zone and what applicant is proposing.
7. N.A. Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. X Date of plat preparation and/or date of any plat revisions.
9. X Scale the plat is drawn to and North Arrow.
10. X Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. X Surveyor's certification.
12. X Surveyor's seal and signature.

*If applicable.

13. X Name of adjoining owners.
14. N.A. Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N.A. Flood land boundaries.
16. N.A. A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. X Final metes and bounds.
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
19. N.A. Include existing or proposed easements.
20. N.A. Right-of-Way widths.
21. N.A. Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. X Lot area (in square feet for each lot less than 2 acres).
23. N.A. Number the lots including residual lot.
24. N.A. Show any existing waterways.
- *25. N.A. A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. X Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. N.A. Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. N.A. Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

29. N.A. Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N.A. Provide "septic" system design notes as required by the Town of New Windsor.
31. N.A. Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. N.A. Indicate percentage and direction of grade.
33. N.A. Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. X Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N.A. Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. N.A. Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
37. N.A. A Disclosure Statement, in the form set below must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or lessor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: 
Licensed Professional

Date: January 13, 1997

PROJECT I.D. NUMBER

617.21

Appendix C


SEQR

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Sun Company, Inc. (RSM)	2. PROJECT NAME Lot Line Change-Lands Of Sun Company, Inc. (RSM)
3. PROJECT LOCATION: Municipality Town Of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) East side of River Road, 2,500 feet south of Walsh Road	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Lot Line Change of 2 parcels of land owned by Sun Company, Inc. (RSM)	
7. AMOUNT OF LAND AFFECTED: Initially 6.61 acres Ultimately 6.61 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Sun Company, Inc. (RSM) Date: Jan 13, 1997	
Signature:  Engineer For The Applicant	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: No	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: No	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: No	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: No	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: No	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: No	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: No	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Town Of New Windsor Planning Board

Name of Lead Agency

James Petro

Print or Type Name of Responsible Officer in Lead Agency

Chairman

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency



Signature of President (if different from responsible officer)

Date